

**TOWN OF SHARON**  
**Historic District Commission**  
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*Draft until approved at the next meeting*

January 25, 2021

Chairman John Baroody called the regular meeting to order at 6 PM with the following members in attendance by roll call: Steve Szalewicz, Betsy Hall, Barclay Collins, Theo Coulombe and Alt. Edwin Yowell. Also present: David Moore and Kenton McCoy. This was the 7th meeting held since the Governor's Executive Orders due to Covid 19 and was held under the current allowable guidelines. The legal notice, as required under pre-covid conditions, was published.

The Public Hearing was opened at 6:01pm. **10 Upper Main Street – The Hotchkiss Library:** David Moore began the presentation of the application for an addition to the rear of the existing structure which was completed in 1893. He reviewed the history of the building as well as the previous addition and renovation renderings. The goal has been to provide handicapped accessibility, handicapped (and improved) bathroom and workspace. The Library Board has entered into agreements with the neighbor at 22 Upper Main Street for the use of the parking lot for employees and after-hours event parking. There are four proposed parking spaces on the library property – one of which is designated as a handicapped space. In addition to the proposed rear addition, a front terrace is proposed. Kent McCoy provided drawings showing the details of the addition – 680 square feet per floor with a usable lower level proposed. There are no proposed changes to the second floor of the building. Interior renovations will include floors, lighting, window restoration, finishes and mechanical upgrades. Mr. McCoy detailed the materials for the addition – including pre-cast stone with a smooth finish, roof of copper or standing seam metal, windows with dark metal framing. This was all shown on a full-size color rendering. The plans have been reviewed by the State Historic Preservation Offices – with their concerns mostly about the loss of the interior bay window to the rear of the building. Board members and Mr. McCoy are trying to address this loss.

There were four letters of support for the project which were entered into the record. Commission members posed several questions including size of the stone, existing sewer line, materials on the exterior, window material and framing. The proposed rusticated stone is per the Secretary of Interior as is the guideline indicating there should be a distinction between any historic building and an addition. The stone material is rock cast and color fast- although it will require periodic cleaning. Members encouraged any windows which are slated to be removed be incorporated into the addition. The terrace will be masonry pavement

(bluestone) and on a flat plane. With all questions addressed, motions of Szalewicz/Coulombe closed the hearing at 6:44 PM with all in favor.

The regular meeting opened at 6:45 with an announcement that Assistant Clerk, Nikki Blass, had a healthy baby boy this morning. The Agenda was reviewed, approved and taken out of order for the convenience of those in attendance. The minutes of the October 2020 meeting stood approved as presented.

**Correspondence:** None. There was no **Old Business**.

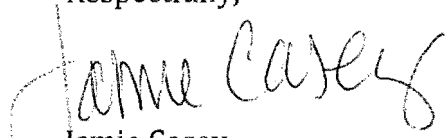
**New Business:** Action on applications: **10 Upper Main Street:** Motions of Szalewicz/Hall the application was approved as presented with the roof to be either copper or standing seam metal. It was also reiterated that the windows to be removed be used in the addition. Motions carried by all. For the record, Barclay Collins stated he was the immediate Past President of the Library Board – but felt he had no reason to recuse himself.

The Budget for 2021-2022 was reviewed. It was noted that the Commission expenses were over the proposed budget 2019/2020 as well as the current year. Following discussion regarding the past year, additional work with Covid procedures and the activity with the increase with new owners in the area, it was proposed to increase 19.e to 2500 and 19e1 to 5000. The only proposed increase for salary is that which the BOS offers. The positions of Clerk and Assistant Clerk are to remain hourly. Motions of Collins/Coulombe approved the proposed figures with all in favor. It is important for members to attend the budget hearing to support this increase.

There was one application to consider for the next meeting: **103 South Main Street:** Previously the owners had applied for and received approval for a renovation. At this time, due to multiple factors, they are proposing the demolition of the existing cape with a full plan to reconstruct the dwelling. Members reviewed the preliminary drawings, accepted the application and set the hearing for the next meeting February 22, 2021 at 6 PM via motions of Collins/Szalewicz with all in favor

With no other business, the meeting was adjourned at 7:05 via motions of Collins/Szalewicz with all in favor.

Respectfully,

  
Jamie Casey  
Land Use Administrator/Clerk

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SILVIA TOTH CLERK